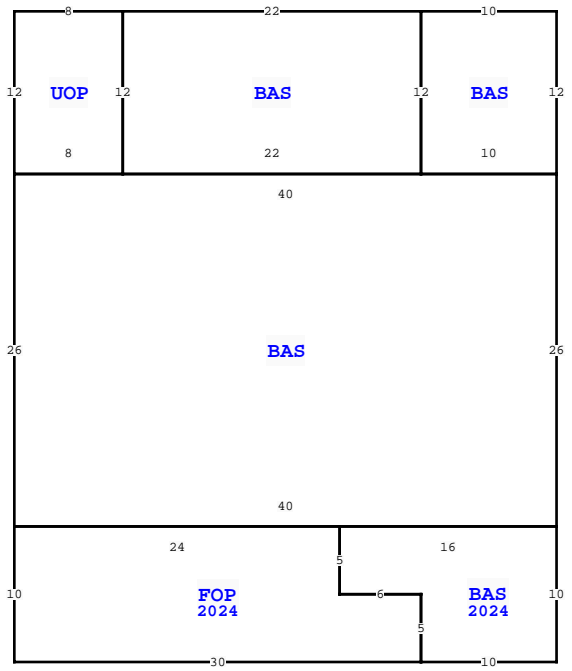


ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,654	114.3660	128.09	211,861	1980	1980	0	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1554 HX Base Yr														



MAP NUM	MKT AREA	02			
NEIGHBORHOOD/LOC	100000.01	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100		120	9,991
BAS	264	100		264	21,980
BAS	1,040	100		1,040	86,589
BAS	130	100	2024	130	10,824
FOP	270	30	2024	81	6,744
UOP	96	20		19	1,582
TOTALS	1,920			1,654	137,710

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				137,710	
TOTAL MARKET OB/XF VALUE				8,210	
TOTAL LAND VALUE - MARKET				92,400	
TOTAL MARKET VALUE				238,320	
SOH/AGL Deduction				0	
ASSESSED VALUE				238,320	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				238,320	
TOTAL JUST VALUE				238,320	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				238,320	
SALE:2:1: WARRANTY DEED REPLACING AGREEMENT					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
000042974	Additions	10,000	10/18/2021		
029809	MAINT/ALTR	25	12/09/2011		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/1496	3/06/2026	QC	U	I	11	100
GRANTOR: KOON CYNTHIA D FKA CY						
GRANTEE: KOON CYNTHIA LIVING						
0808/0194	4/18/1995	WD	Q	I	03	0
GRANTOR: JOHN C HEWETT						
GRANTEE: CYNTHIA D HEWETT						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	0	6	6	UT	2.50	2.50	100	1999	1999	3	100	90	
2	0084	DOCK-RIVER	0	0	0	0	UT	14.50	14.50	100	1980	1980	3	40	8,120	

TOTAL OB/XF														8,210	
676 SW RIVERSIDE AVE, FORT WHITE															
BLD DATE															
XF DATE															
INC DATE															
LGL DATE															
LAND DATE															
AG DATE															

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[ORIG=-8,12] S26 E40 N26 W40 \$													
FOP=[YR=2024;ORIG=16,38] W24 S10 E30 N5 W6 N5 \$													
BAS=[ORIG=0,0] S12 E22 N12 W22 \$													
BAS=[YR=2024;ORIG=32,38] W16 S5 E6 S5 E10 N10 \$													
BAS=[ORIG=22,0] S12 E10 N12 W10 \$													
UOP=[ORIG=0,0] W8 S12 E8 N12 \$													

LAND DESCRIPTION														TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0132	C	SFR RIVER	0		A-1	77.00	420.00	77.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	92,400								